



HARBOR HAVEN REALTY
COMMERCIAL REAL ESTATE ADVISORY & BROKERAGE

3480 STEVE REYNOLDS BOULEVARD

DULUTH, GEORGIA 30096

**FREESTANDING OWNER-USER /
INVESTMENT OPPORTUNITY
WITH LONG-TERM REDEVELOPMENT
OPTIONALITY**



205+

I-85 EXPOSURE



471'±

VENTURE DRIVE
FRONTAGE



330'±

STEVE REYNOLDS BLVD
FRONTAGE



±120

SURFACE PARKING
SPACES



MULTIPLE
INGRESS / EGRESS
POINTS



PERMANENT
REAR ACCESS
EASEMENT



ADJACENT TO
SAM'S CLUB



EXCEPTIONAL
I-85 VISIBILITY

21,027 SF

BUILDING

23'

CLEAR HEIGHT

±2.26 AC

SITE

±120

PARKING SPACES

OFFERING PRICE

\$6,259,000

**Potential short-term seller occupancy /
sale-leaseback**

- Highly visible I-85 corridor location
- 23-foot clear height
- Multiple access points
- C-2 zoning
- Venture Drive redevelopment overlay



INVESTMENT OVERVIEW

A flexible existing asset with multiple paths to value

Harbor Haven Realty is pleased to present 3480 Steve Reynolds Boulevard, a freestanding commercial property positioned along the I-85 corridor in Duluth, Georgia. The offering combines a functional existing building, strong visibility and access, significant existing infrastructure, and long-term redevelopment optionality within the Venture Drive planning area.

The property is currently owner-occupied. The seller may consider remaining in occupancy for approximately 6-9 months following closing, subject to mutually acceptable terms.



PROPERTY SNAPSHOT

BUILDING	21,027 SF	ZONING	C-2, Gwinnett County
CLEAR HEIGHT	23'	OVERLAY	Venture Drive Redevelopment Overlay
STORIES	1	LOADING	Rear service/loading area
YEAR BUILT	1996	EV	10-station Tesla charging installation
SITE	±2.26 acres	OCCUPANCY	Owner-occupied
PARKING	±120 surface spaces	SALE-LEASEBACK	Potential 6-9 months

THREE PARALLEL VALUE STORIES

Existing Owner-User Value

Functional building, 23' clear height, access, parking, reusable improvements and speed to occupancy.

Investment / Repositioning

Potential short-term occupancy, reusable infrastructure, and future leasing flexibility.

Redevelopment Optionality

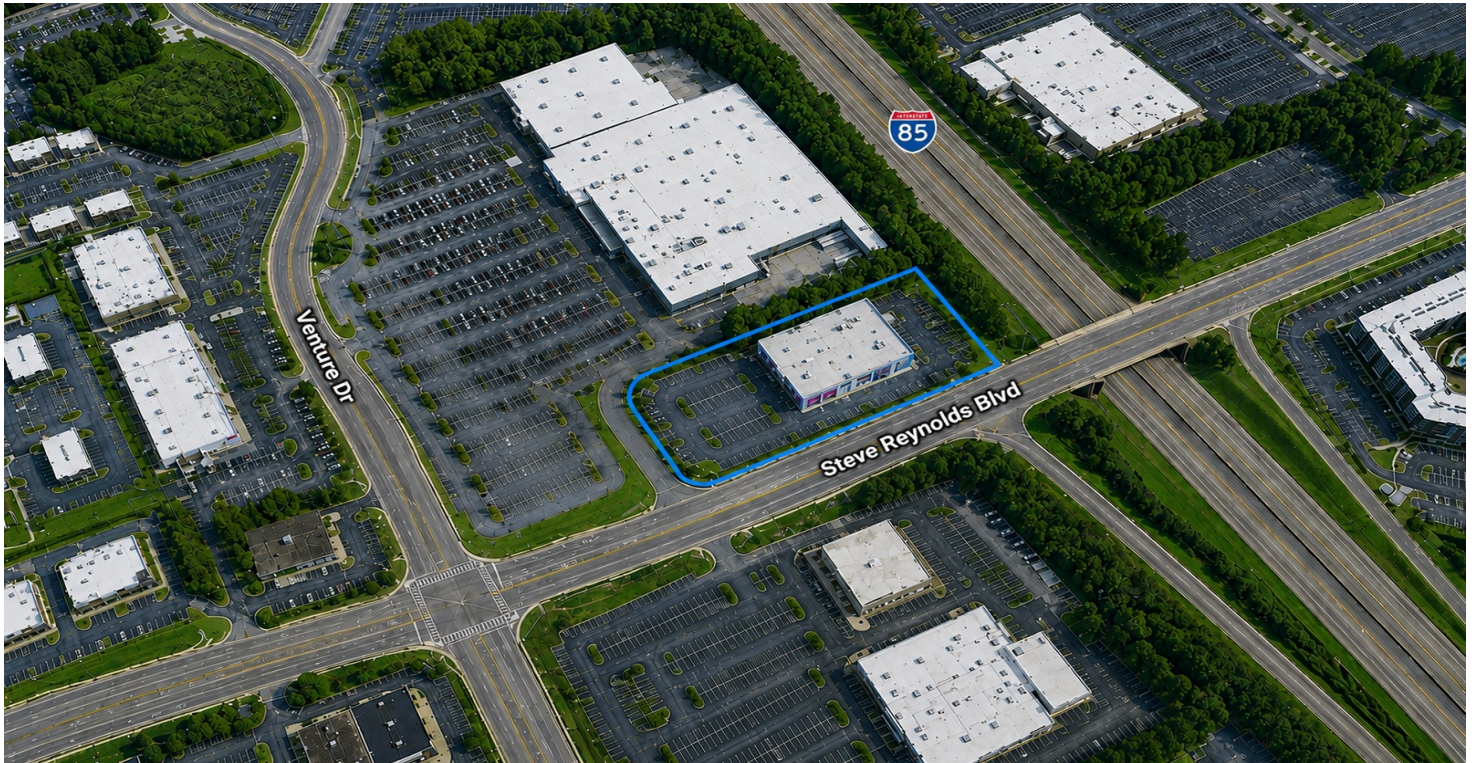
C-2 zoning plus the Venture Drive overlay and surrounding public investment create a long-term land story.

Property facts subject to verification through survey, title, and due diligence.



ACCESS, VISIBILITY & CONNECTIVITY

A PREMIER I-85 CORRIDOR LOCATION



205'±

I-85 EXPOSURE

471'±

STEVE REYNOLDS BLVD

330'±

VENTURE DRIVE

MULTIPLE

ACCESS POINTS

3480 Steve Reynolds Boulevard occupies a highly visible freestanding position along the I-85 corridor, adjacent to Sam's Club and near the signalized Steve Reynolds / Venture Drive intersection. The site benefits from roadway exposure, multiple access points and permanent rear connectivity.

MULTI-POINT ACCESS + REAR CIRCULATION

Access includes primary customer circulation from the Venture Drive / adjoining retail side, a separate Steve Reynolds Boulevard access point, and permanent rear connectivity through the adjoining property for service, deliveries and secondary circulation.

TRAFFIC COUNTS (ADT) - 2026

I-85	285,329
VENTURE DRIVE	44,137
STEVE REYNOLDS BLVD	43,269

Source: CoStar / TrafficMetrix - June 2026

Frontage/exposure measurements subject to survey verification. Traffic counts from CoStar / TrafficMetrix.



PUBLIC INFRASTRUCTURE & FUTURE CONNECTIVITY

Roadway investment today; pedestrian and trail connectivity ahead

STEVE REYNOLDS BOULEVARD IMPROVEMENT PROJECT

Gwinnett County has awarded a corridor improvement project along Steve Reynolds Boulevard that includes new turn-lane capacity and traffic-signal upgrades at key intersections.



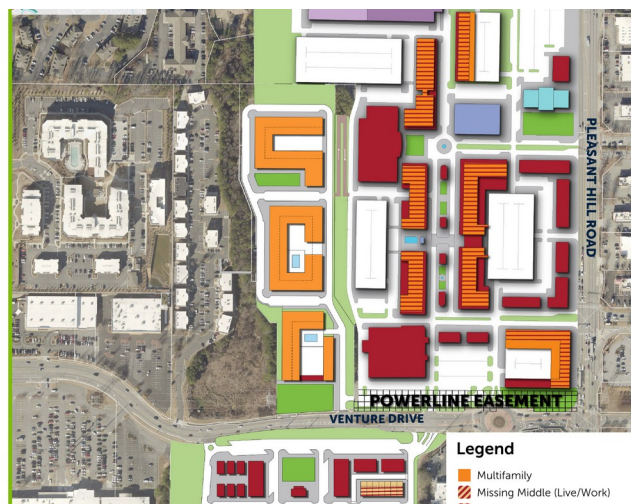
TRAFFIC SIGNAL UPGRADES INCLUDED ALONG THE CORRIDOR

PEDESTRIAN CONNECTIVITY & FUTURE TRAIL

The Venture Drive Multi-Use Trail (F-1532-01) is planned as an 8-foot path along the north side of Venture Drive from Steve Reynolds Boulevard to West Liddell Road. Final plans were approved in January 2026; the project is in right-of-way acquisition and Gwinnett DOT's queue for bid preparation.

WHY IT MATTERS TO 3480

- Trail begins at Steve Reynolds Boulevard
- Improves pedestrian and bicycle connectivity
- Supports the County's walkable mixed-use vision
- Adds long-term placemaking and corridor value



County concept imagery illustrates how the powerline easement is incorporated into future mixed-use planning rather than assumed to be removed.



PROPERTY & SITE CONFIGURATION

A substantial freestanding building with owner-user utility



21,027 SF

BUILDING

23'

CLEAR HEIGHT

1996

YEAR BUILT

1

STORY

PHYSICAL CHARACTERISTICS

CONSTRUCTION	Reinforced concrete / commercial construction*
SITE	±2.26 acres
PARKING	±120 surface spaces
LOADING	Rear service/loading area

OWNER-USER ADVANTAGES

- 23' clear height broadens adaptive-reuse potential
- Freestanding identity with large-format floor plate
- Multiple access and service circulation options
- Substantial existing retail / showroom improvements
- Immediate occupancy potential versus ground-up development

**Construction description to be verified against original architectural/structural documents if obtained.*



EXISTING CAPITAL INVESTMENT

Infrastructure already in place can reduce time, cost and disruption



10-STATION EV CHARGING INSTALLATION

County records document a completed 2024 EV project serving ten Tesla Gen 3 charging stations, supported by dedicated electrical distribution and underground infrastructure.

- Dedicated 400A, 120/208V, 3-phase EV panel
- 10 individual 60A two-pole charging circuits
- Utility metering, disconnect and surge protection
- Permit construction value: approximately \$88,000

EXISTING IMPROVEMENTS & REUSE VALUE

The property contains significant existing retail infrastructure and operating improvements that may have reuse value for an incoming owner or future tenant. The marketing thesis is not to assign a separate value to every component, but to show how existing investment may reduce future capital expenditures and shorten the path to occupancy.

RETAIL PLATFORM

Shelving / displays
Checkout areas
Customer-facing buildout
Storage systems

SYSTEMS

Security / CCTV
Lighting
Data / network infrastructure
Fire / life-safety systems

BUILDING

HVAC / mechanicals
Electrical capacity
Loading / service access
Roof / structural systems

LOWER UPFRONT CAPITAL + SHORTER BUILD-OUT PERIOD + LESS DOWNTIME + FASTER PATH TO REVENUE

EV infrastructure supported by Gwinnett County permit/completion records and project engineering documents.



EXISTING INTERIOR PLATFORM

Large-format retail / showroom improvements with broad reuse potential



A functional existing platform

The existing buildout demonstrates the scale and flexibility of the floor plate. Depending on a buyer's use, portions of the current improvements may be reusable, modified, or removed as part of a repositioning plan.

- High-volume open retail floor
- Extensive display / merchandising infrastructure
- Existing checkout and customer-service areas
- Security and surveillance infrastructure
- Back-of-house and storage capability
- Potential to reposition for a broad range of commercial uses

PUBLIC MARKETING NOTE: Current business identity is intentionally omitted from the offering materials.



ZONING & LONG-TERM OPTIONALITY

Current commercial utility with a higher-density redevelopment framework

C-2

GENERAL BUSINESS GWINNETT COUNTY

Broad commercial zoning supports a wide range of retail, service, office, medical, fitness, entertainment and other commercial uses, subject to the County use table and supplemental standards.

VENTURE DRIVE REDEVELOPMENT OVERLAY

The property is positioned within the Venture Drive redevelopment area. The overlay framework permits development intensity up to 5.0 FAR when redevelopment proceeds under the overlay provisions and applicable County approvals.

The 5.0 FAR is a regulatory ceiling - not a representation that 5.0 FAR is achievable on this parcel without site-specific design, infrastructure, access, stormwater, parking and County review.

townhome communities interspersed between existing retail establishments likely to remain in the near future. A new street in the center supports a grid pattern that would contribute to the urban neighborhood character.

Mall Boulevard, ending in a roundabout with public plazas to the west and south. Satellite Boulevard's planned future transit lines offer easy access from beyond the site to new retail and a proposed hotel and conference center.

South of Venture Drive, the old Santa Fe Mall building is replaced with a retrofitted street grid that makes room for additional multifamily buildings, outparcel retail, and a central plaza.

West Venture Drive



The County's planning framework contemplates denser mixed-use redevelopment along the Venture Drive corridor while retaining existing successful retail anchors where appropriate.

Source: Gwinnett County UDO / Land Use & Zoning Guide / Venture Drive Small Area Plan.



VENTURE DRIVE REDEVELOPMENT CONTEXT

A County-supported vision for a denser, mixed-use commercial corridor

The Venture Drive Small Area Plan identifies the corridor for long-term transformation through mixed-use development, hospitality, commercial space, office, housing, public space, transit and trail connectivity. These are corridor-level planning targets rather than entitlements assigned to 3480 Steve Reynolds Boulevard.

461,000 SF

COMMERCIAL

108,000 SF

OFFICE

500

HOTEL ROOMS

2,419

HOUSING UNITS

4.5 AC

PARKS / OPEN SPACE

461,000 after redevelopment

108,000 square feet of office space
after redevelopment

75,000 square feet of civic and
convention space

4.5 acres of new parks and open space

2,419 units, including:

2,354 multifamily units

58 townhomes

7 missing middle units*

500 hotel rooms

*Missing middle housing includes quadplexes, triplexes, duplexes, small-footprint single-family cottages, and residential above retail also known as live/work.

West Venture Drive



MARKETING TAKEAWAY

3480 can be marketed first as a functional existing asset, while sophisticated buyers also gain exposure to a County-designated redevelopment corridor with long-term density, hospitality and mixed-use optionality.

Source: Venture Drive Small Area Plan. Corridor redevelopment targets shown above are not parcel-specific entitlements.



TRANSACTION FLEXIBILITY & BUYER PROFILES

Multiple buyer strategies can capture different components of value

POTENTIAL SHORT-TERM SALE-LEASEBACK

The current owner/occupant may consider remaining in the property for approximately 6-9 months following closing, subject to mutually acceptable terms. For the right buyer, that can create interim income while allowing time to plan future occupancy, repositioning or redevelopment.

LIKELY BUYER PROFILES

OWNER-USER / RETAIL PLATFORM

Values control, visibility, parking, access, 23' clear height, reusable improvements and speed to occupancy.

INVESTOR / REPOSITIONING

Values interim occupancy, reusable infrastructure, leasing flexibility and the ability to subdivide or reposition.

SPECIALTY RETAIL OPERATOR

May place additional value on existing fixtures, display infrastructure, systems and selected operating assets.

DEVELOPER / ASSEMBLAGE BUYER

Values land, access, I-85 exposure, County redevelopment policy and potential future parcel combinations.

THE PROPERTY SHOULD BE UNDERWRITTEN BY THE BUYER STRATEGY THAT CAPTURES THE MOST VALUE - NOT BY A SINGLE GENERIC RETAIL \$/SF METRIC.



OFFERING SUMMARY

A functional existing asset with strategic long-term optionality



OFFERING PRICE

\$6,259,000

Potential short-term seller occupancy available

CORE PROPERTY FACTS

BUILDING 21,027 SF

CLEAR HEIGHT 23'

SITE ±2.26 acres

YEAR BUILT 1996

PARKING ±120 surface spaces

ZONING C-2, Gwinnett County

WHY 3480

- I-85 corridor exposure and regional access
- 23-foot clear height and large-format floor plate
- Existing capital investment and EV infrastructure
- Multiple access relationships
- Long-term Venture Drive redevelopment optionality



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